

LINCOLN CITY/LANCASTER COUNTY PLANNING STAFF REPORT

for March 17, 2004 PLANNING COMMISSION MEETING

P.A.S.: Comprehensive Plan Conformance #03013

PROPOSAL: Finding a declaration of surplus property for a tract of land in conformance with the Comprehensive Plan.

LOCATION: 17th and Prospect Streets.

LAND AREA: 14,000 square feet, more or less.

CONCLUSION: A declaration of surplus for this property generally conforms to the Comprehensive Plan.

<u>RECOMMENDATION:</u>	Conforms to the Comprehensive Plan
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GENERAL INFORMATION:

LEGAL DESCRIPTION: Lots 1 and 2, Block 8, C.C. Burr's Subdivision, located in the NW 1/4 of Section 36, Township 10 North, Range 6 East of the 6th P.M.

EXISTING ZONING: R-5 Residential

EXISTING LAND USE: Vacant

SURROUNDING LAND USE AND ZONING:

North:	Commercial	B-3 Commercial
South:	Residential	R-5 Residential
East:	Residential	R-5 Residential
West:	Residential	R-5 Residential

COMPREHENSIVE PLAN SPECIFICATIONS: The 2025 Comprehensive Plan contemplates this property as Urban Residential. (F 25)

Urban Residential: Multi-family and single-family residential uses in areas with varying densities ranging from more than fifteen dwelling units per acre to less than one dwelling per acre. (F 27)

"During the time period covered by this Plan, there will likely be a need to construct, renovate, or abandon certain public buildings and facilities not already discussed in this document. At such time as these events may occur, care should be taken by those public officials making these decisions that the Vision of this Plan is recognized and respected. This may include the siting of a new facility, the abandonment of an existing one, the way renovations are undertaken, the manner of financing used to complete the work, the

arrangements made for the facility's operation, the process followed in making the decision, and the timing of the action." (F 131)

TRAFFIC ANALYSIS: The 2025 Comprehensive Plan shows the current and future classification of South 17th Street as Minor Arterial and Prospect Street as Local Street. (E 49, F103).

Minor Arterials: This functional class serves trips of moderate length and offers a lower level of mobility than principal arterials. This class interconnects with, and augments principal arterials, distributes traffic to smaller areas, and contains streets that place some emphasis on land access. These are characterized by moderate to heavy traffic volumes. (F 103)

Local Streets: These are composed of all lower order facilities that essentially serve as a conduit between abutting properties and higher order streets. Local streets provide the lowest level of mobility and generally exhibit the lowest traffic volumes. (F 105)

ANALYSIS:

1. This is a request by the Urban Development Department to declare property generally located at 1801 South 17th Street as surplus property.
2. The property is currently owned by Lincoln Electric System, however, title to the property is being transferred to the City of Lincoln.
3. This property has been presented to the Department Directors within the City of Lincoln and none have expressed a interest in acquiring this property.
4. This property is currently platted in two lots, both of which meet the minimum lot area requirements under current R-5 Residential zoning.
5. Planning Department does not find a need for any special use restrictions or standards to ensure conformance with the Comprehensive Plan.

Prepared by:

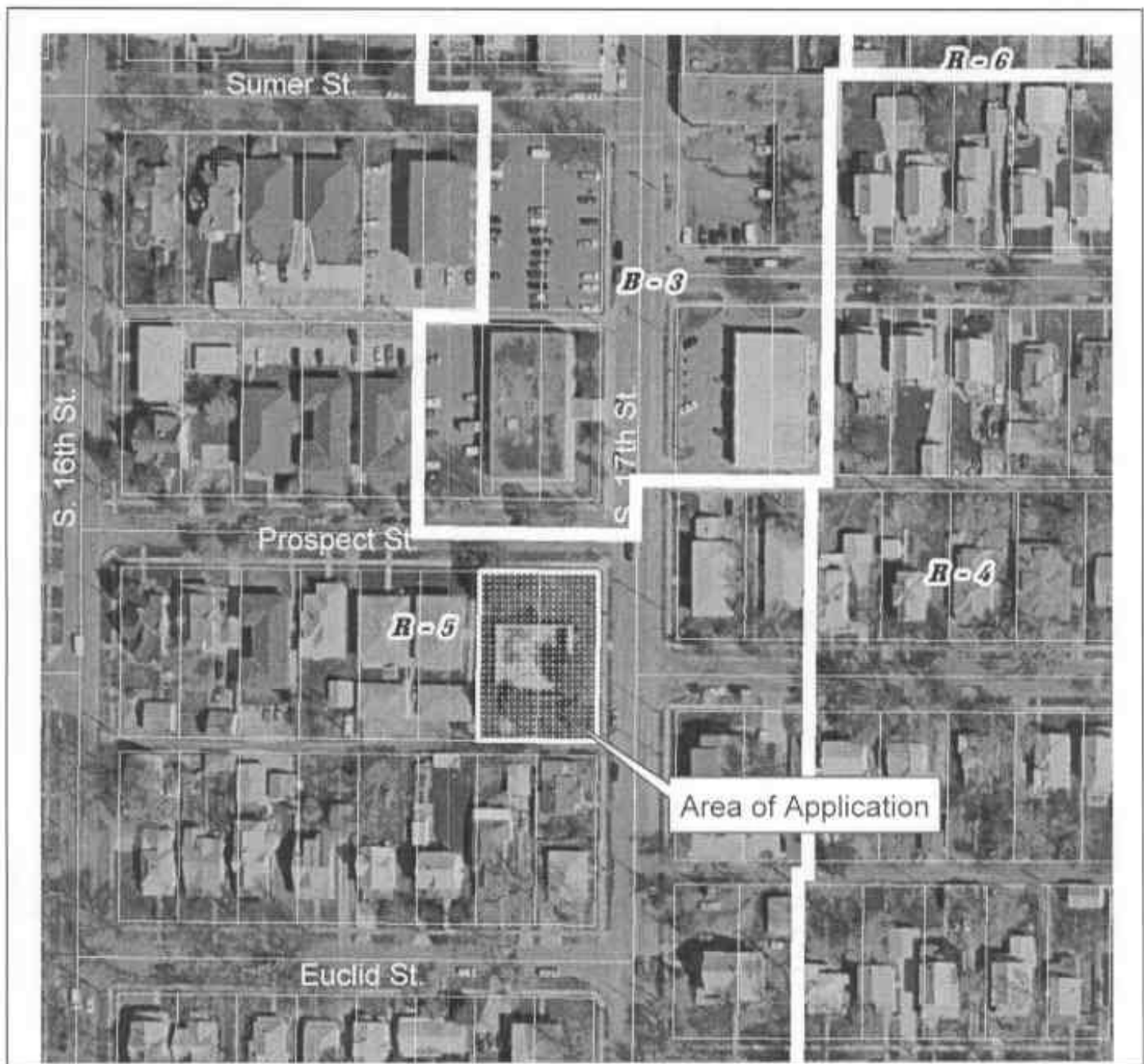
Greg Czaplewski, 441.7620, gczaplewski@ci.lincoln.ne.us

Date: February 23, 2004

Applicant: City of Lincoln
Urban Development Department
Steve Werthmann
Housing Rehabilitation and Real Estate Division Manager
808 "P" Street, Suite 400
Lincoln, NE 68508
441.8621

Owner: Same as Applicant

Contact: Same as Applicant



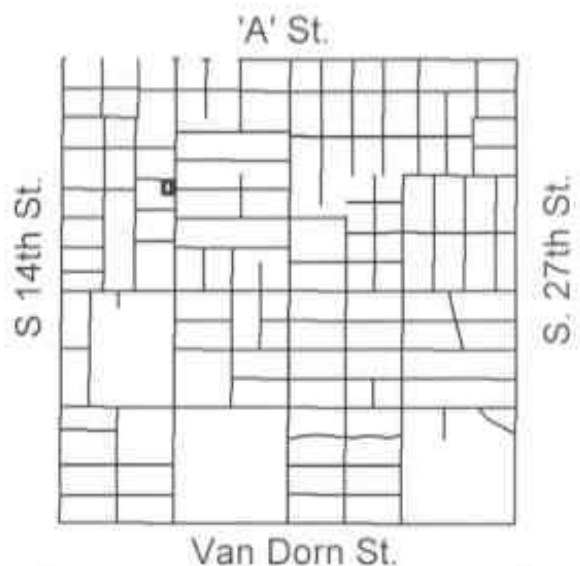
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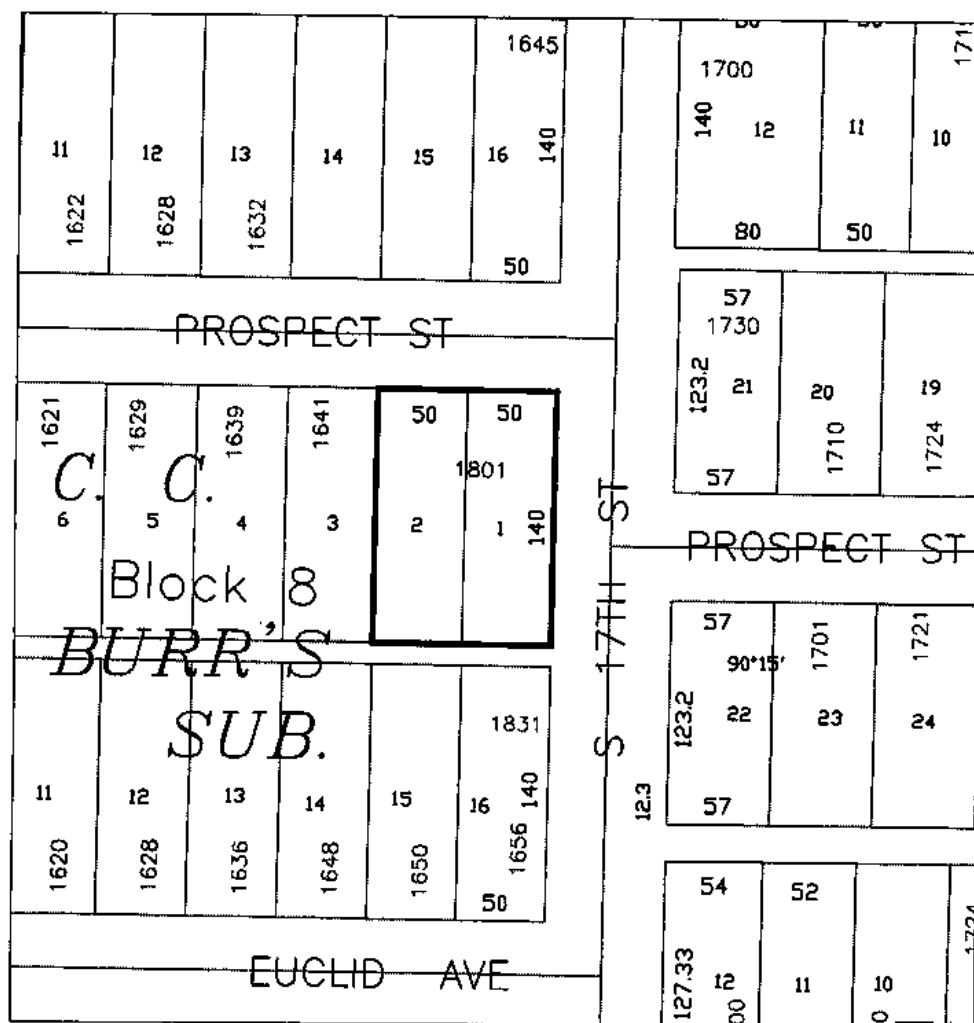
Comp. Plan Conformance #03013 S. 17th & Prospect St.

Zoning:

R-1 to R-8	Residential District
AG	Agricultural District
AGR	Agricultural Residential District
R-C	Residential Conservation District
O-1	Office District
O-2	Suburban Office District
O-3	Office Park District
R-T	Residential Transition District
B-1	Local Business District
B-2	Planned Neighborhood Business District
B-3	Commercial District
B-4	Lincoln Center Business District
B-5	Planned Regional Business District
H-1	Interstate Commercial District
H-2	Highway Business District
H-3	Highway Commercial District
H-4	General Commercial District
I-1	Industrial District
I-2	Industrial Park District
I-3	Employment Center District
P	Public Use District

One Square Mile
Sec. 36 T10N R6E





17TH & PROSPECT SUBSTATION

LEGAL DESCRIPTION:

Lots 1 & 2, Block 8, C.C. Burr's Subdivision, Lincoln, Lancaster Co., Nebraska

TOTAL SQUARE FOOTAGE: 14,000